



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: November 7, 2023

TITLE: PUBLIC HEARING regarding a Board Approval and a Site Plan Approval for a construction shop and office use, located on the west 224' of the south 1/2 of Tract 29, Crestmoor Addition, Laramie County, WY.

EXECUTIVE SUMMARY

Kip Garland, on behalf of Garland Construction, Inc., has submitted Board Approval and Site Plan applications for a construction shop and office for Garland Construction Inc., for the property located on the northeast corner of the intersection of N. College Drive and Storey Blvd. The Board Approval was previously approved by the Board of County Commissioners on April 20, 2021, but expired without a site plan being submitted. The applicant is now ready to move forward with the project.

BACKGROUND

The existing parcel is currently zoned A1 – Agricultural and Rural Residential and is undeveloped vacant land.

Pertinent Statutes and Regulations include:

Wyoming State Statute: Section 34-12-101.

Section 1-2-104 governing public notice.

Section 2-1-100 governing the board approval process.

Section 2-1-133 (d)(iv) governing site plans

Section 4-2-101 governing the A1-Agricultural and Rural Residential zone district.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). This designation encourages a wider variety of intensive land uses than other areas. High density residential, intensive commercial, employment centers and industrial uses are preferred here. A higher level of vehicular access and a greater overall level of community services can also be

expected in these areas. With the option of intensive commercial within the plan and due to the fact that property is off an arterial road, the use of a shop and office is well suited for this area and can be supported.

PlanCheyenne designates this area as Urban Transitional Residential (UTR), which emphasizes a gradual transition from the more urbanized areas of the city to the rural areas of the county. This category focuses on a range of single-family residences and multi-family duplexes, patio homes and townhomes while blending both urban and rural standards.

The subject property is bordered entirely by the A-1 zone district. Approved uses within this zone range from single-family residential, animal hospitals or clinics and churches, temples or other places of worship. The proposed use most closely resembles the use of animal hospitals or clinics as they have the commonality of an office space.

The applicant submitted a justification letter describing the proposed use. In this letter the applicant states how his proposed use for a construction shop office would be similar to that of the Inman Roofing company located just north of subject property. The applicant has also estimated that his businesses traffic levels would be similar to other area businesses that are located across the Storey Blvd/College Drive intersection from the subject property.

Attached is the site plan map for reference. Agency comments were received and have been acknowledged, All applicable comments shall be addressed by the applicant with site plan and corresponding permits.

A development sign was posted and adjacent property owners were notified via certified mail. One public comment was received on the proposed development.

Section 1-2-100 (a) of the Laramie County Land Use Regulations requires that the Laramie County Board of Commissioners shall find the following before granting Board Approval:

- i. The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.
- ii. The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
- iii. There is no defined negative impact to the community.

Staff finds this application is in conformance with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:

- a. These applications meet the criteria for Board Approval and Site Plans pursuant to section 1-2-100(a) and section 2-1-133 (d)(iv) of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-101 of the Laramie County Land Use Regulations governing the A1 – Agricultural and Rural Residential Zone District.

and that the Board approve the construction shop and office use for Garland Construction Inc. and Garland Electric, LLC with no conditions.

PROPOSED MOTION FOR BOARD APPROVAL

I move to grant Board Approval for the construction shop and office use for Garland Construction Inc. and Garland Electric, LLC, and adopt the findings of facts a and b of the staff report.

PROPOSED MOTION FOR SITE PLAN APPROVAL

I move to adopt the findings of facts a and b of the staff report, to approve the Garland Construction, Inc Site Plan for the west 224' of the south 1/2 of Tract 29, Crestmoor Addition, Laramie County, WY.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Public Comments**
- Attachment 6: Agency Review Comments**
- Attachment 7: Applicant Justification Letter**
- Attachment 8: Site Plan Map**
- Attachment 9: Resolution Board Approval**
- Attachment 10: Resolution Site Plan**

Laramie County, Wyoming



Garland
Construction
Shop and Office

Board Approval

PZ-23-00123

Location Map

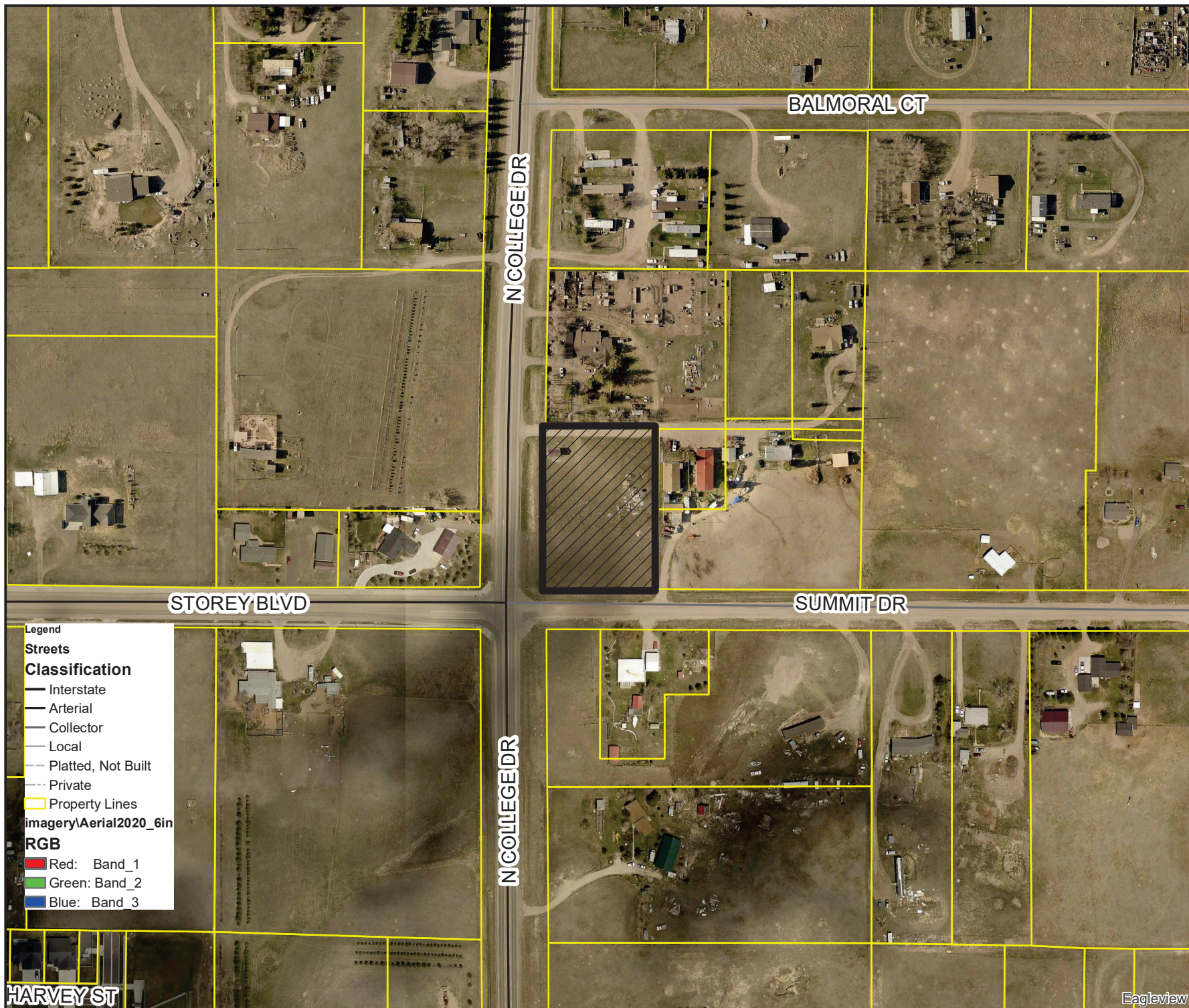
Subject
Properties



March 2021



0 150 300
Feet



Legend
Streets
Classification
— Interstate
— Arterial
— Collector
— Local
— Platted, Not Built
— Private
— Property Lines
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Red: Band_1
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HARVEY ST

Eagleview

Laramie County, Wyoming



**Garland
Construction
Shop and Office**

Board Approval

PZ-23-00123

Aerial Map

**Subject
Properties**



March 2021



0 160 320
Feet

Cheyenne and Laramie County GIS Cooperative, Eagleview

Legend

Property Lines

Streets

Classification

Interstate

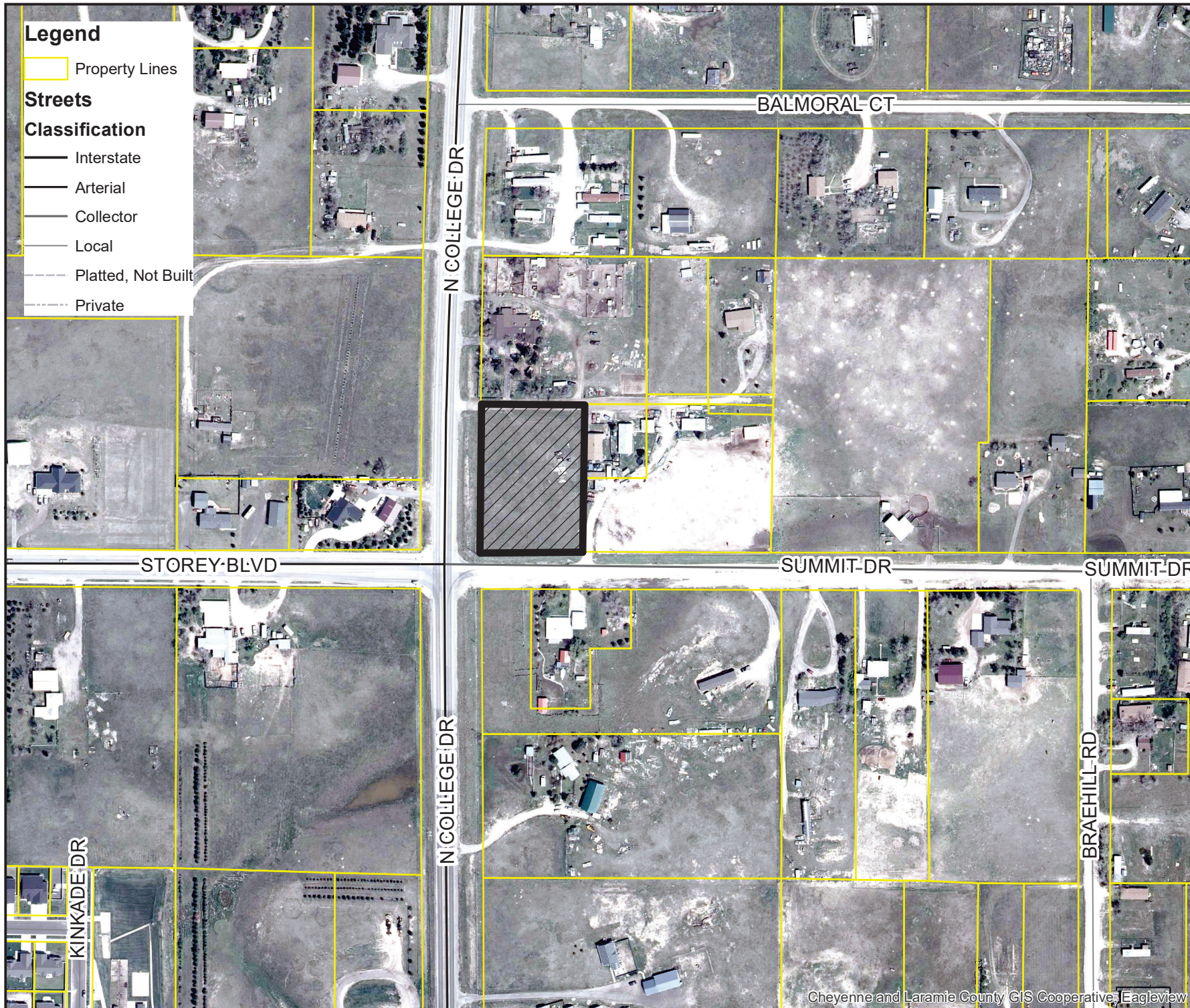
Arterial

Collector

Local

Platted, Not Built

Private



Laramie County, Wyoming



**Garland
Construction
Shop and Office**

Board Approval

PZ-23-00123

**Comprehensive
Plan Map**

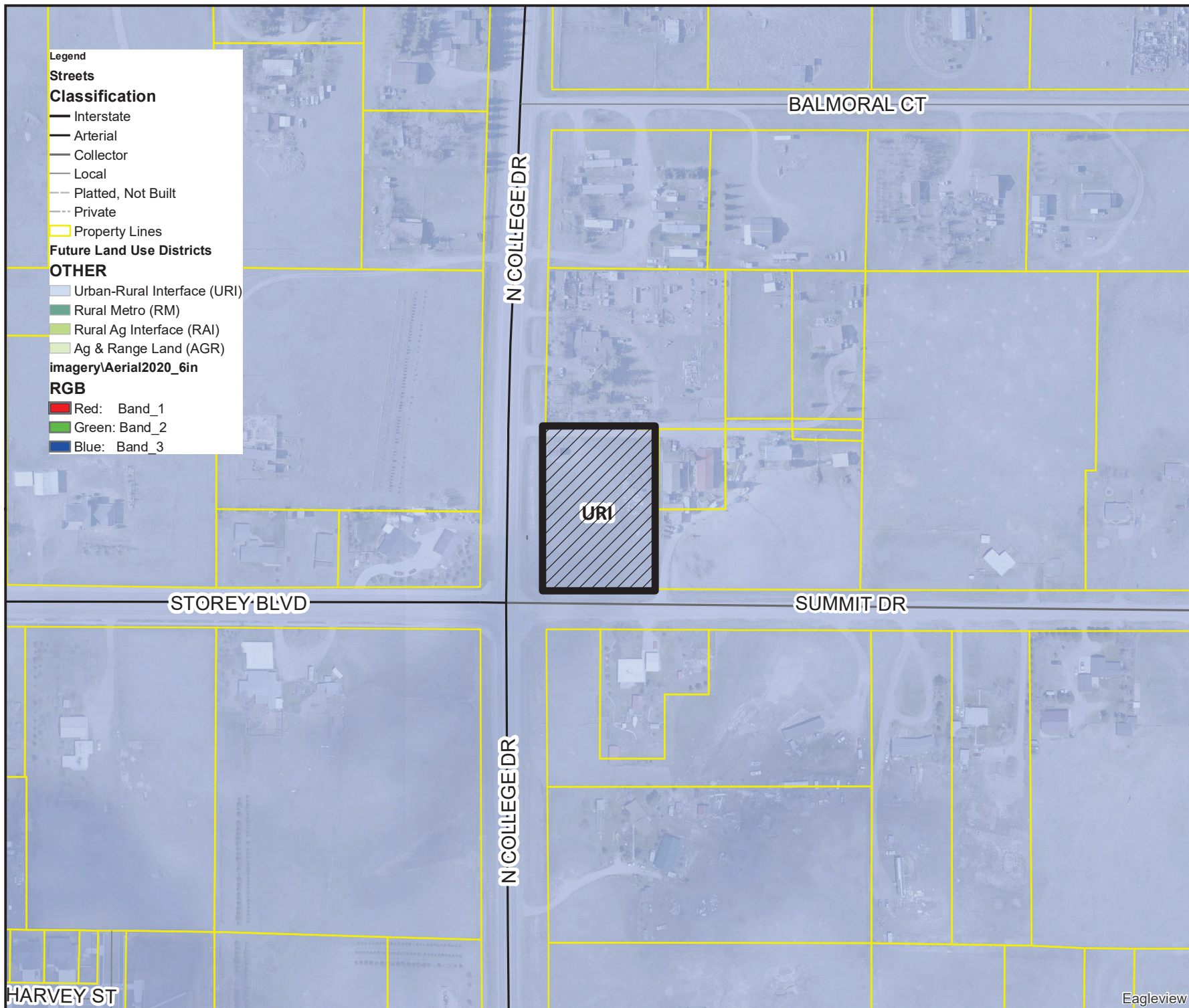
**Subject
Properties**



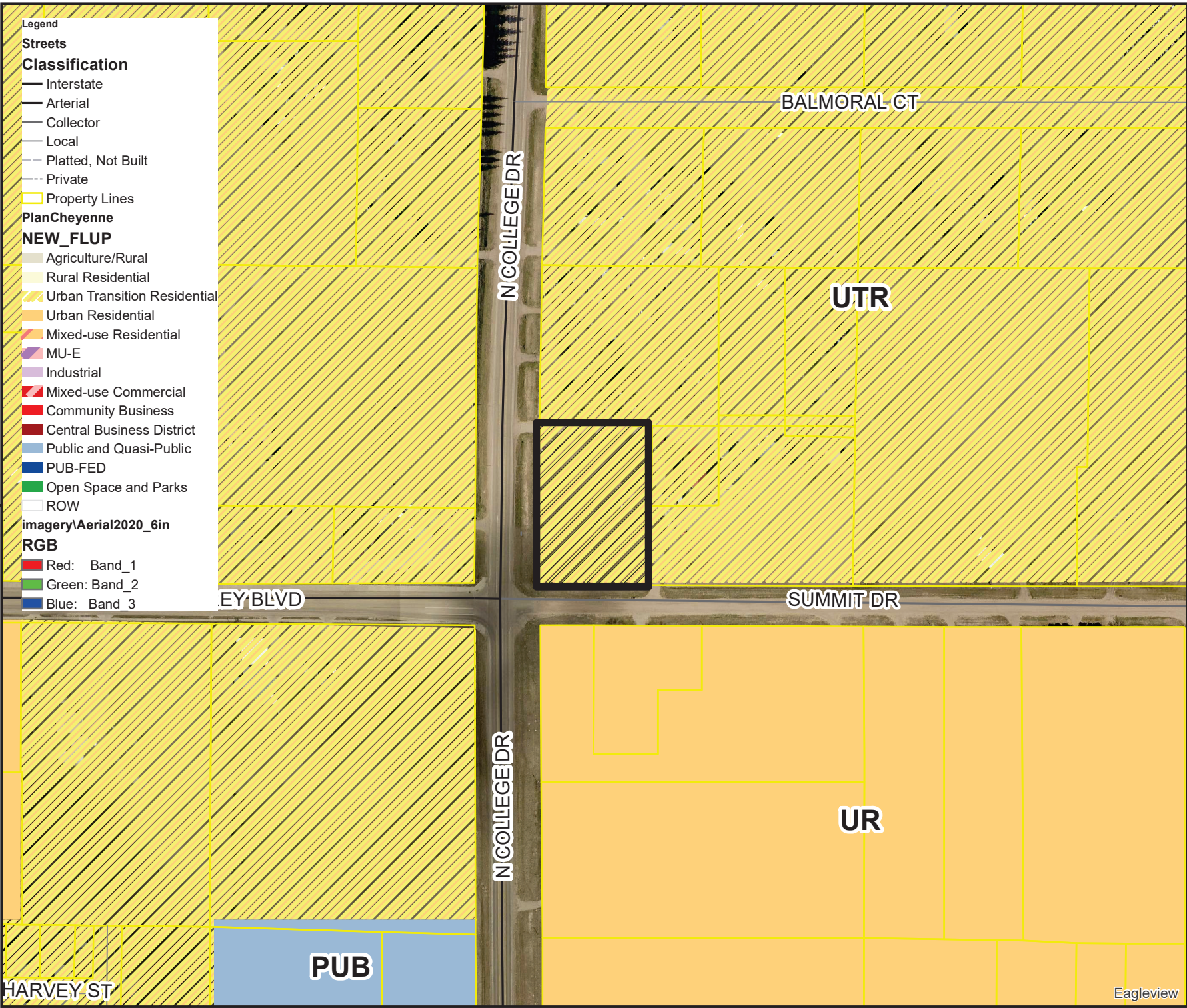
March 2021



0 150 300
Feet



Legend
Streets
Classification
— Interstate
— Arterial
— Collector
— Local
— Platted, Not Built
— Private
— Property Lines
Future Land Use Districts
OTHER
Urban-Rural Interface (URI)
Rural Metro (RM)
Rural Ag Interface (RAI)
Ag & Range Land (AGR)
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RGB
Red: Band_1
Green: Band_2
Blue: Band_3



Laramie County, Wyoming



Garland Construction Shop and Office

Board Approval

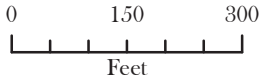
PZ-23-00123

PlanCheyenne Map

Subject Properties



March 2021



This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

Bryce Hamilton

From: Rodney Stone <rodsflrcov@gmail.com>
Sent: Wednesday, October 18, 2023 3:59 PM
To: Planning
Subject: Garland Construction PZ-23-00123

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

I would like to comment on this property site plan of Mr. Garlands. The wife and I have been a neighbor of this property for 39yrs. The property has gone from a pasture to now a disaster. From the time Mr. Garland took ownership of the property he has had total disregard for the zone ordinance. There is construction equipment and left over construction stuff. The owner lives in the city and is adding to the degradation of the area as it has gotten very geto around that hill. I have talked to the county nuisance about the violations and the only thing that got improved was the equipment that went up about 60 ft. in the air with a flag on it got lowered I think because it didn't have a light on it and an airplane could hit it. I have seen the same thing on lincolnway only without the flag. To change this property to commercial use only is changing the character of the neighborhood as I dont know any properties in the area that are commercial only, people have businesses on property that they live on and that makes a big difference. When you live on the property some take better care of it. They plant trees, have a yard, maybe a dog,horse or chickens and a garden it's just better.We have to live by Mr. Garlands stuff and other neighbors as well to the east of him. If you do allow this we hope to have a few conditions. #1 No zone change. #2 limited paving in the parking area due to water runoff. #3 Detention pond #4 No hauling and storing dirt, gravel, sand, concrete, concrete debris, asphalt excedara #5. Limited construction storage outside without screening. #6 Two rows of pine trees on the southside of the building extend one tree to the south west corner that shows parking to help buffer from noise, lights and diesel odor from his equipment as it is strong smelling when he's running it.#7 Only one dusk to dawn light, and please either fix the fence or tear it down. Close the access to the corner of Summit and College and access his property through the alley as it is my understanding that's the proper access. We hope you consider these conditions as we have to live the rest of our lives by this property. Rod and Joyce Stone



Virus-free. www.avg.com

Permit Notes

Permit Number: PZ-23-00123

Parcel Number: 14661542001300

Submitted: 09/26/2023

Site Address: UNKNOWN

Technically Complete: 09/27/2023

Applicant: GARLAND, KIP M

Owner: GARLAND, KIP M

Project Description: Shop with office space

Laramie County, WY 00000

Approved:

Issued:

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
09/28/2023	09/28/2023	Application	PZ-23-00123	GENERAL	1.Please indicate right-of-way width along College Dr and Storey Blvd. 2.Please indicate width of Alley on plat. It appears that it has several properties using this access. Please provide access easement across the northern side of this site on the plat. 3.Please show access point or points for this site. Please note that N College Dr is a State Highway. 4.Is this parcel of land being split into three lots. If so, please provide the plat for this site showing lots, access easements, utility easements, and right-of-way on both College Dr and Summit Dr/Storey Blvd.	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
10/03/2023	10/03/2023	Application	PZ-23-00123	GENERAL	I have no comments regarding the Board Approval for the use. See my comments for the site plan and layout under PZ-23-00124.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
10/04/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	No comments on the board approval for this site. See comments for the site plan and layout under PZ-23-00124.	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
10/06/2023		Workflow	PLAN REVIEW BY BUILDING	GENERAL	Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319. 2021 IFC requires water supplies to be within 400' of all new buildings. Fire apparatus access roads required per IFC 2021 Section 503. Building permits shall be required for all new building construction. Laramie County has adopted the 2021 I-codes and the 2020 NEC.	DANIEL.PETERS@ LARAMIECOUNTY WY.GOV

Permit Notes

Permit Number: PZ-23-00124

Parcel Number: 14661542001300

Submitted: 09/26/2023

Site Address: UNKNOWN

Technically Complete: 09/27/2023

Applicant: GARLAND, KIP M
Owner: GARLAND, KIP M
Project Description: Shop with office space

Laramie County, WY 00000

Approved:
Issued:

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
09/28/2023	09/28/2023	Application	PZ-23-00124	GENERAL	1.Please indicate right-of-way width along College Dr and Storey Blvd. 2.Please indicate width of Alley on plat. It appears that it has several properties using this access. Please provide access easement across the northern side of this site on the plat. 3.Please show access point or points for this site. Please note that N College Dr is a State Highway. 4.Is this parcel of land being split into three lots. If so, please provide the plat for this site showing lots, access easements, utility easements, and right-of-way on both College Dr and Summit Dr/Storey Blvd.	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV 1,2, and 3 Acknowledged Addressed in new sight plan 4 No Split
10/03/2023	10/03/2023	Application	PZ-23-00124	GENERAL	1.Per the LCLUR, the site plan drawing needs to show and include the following items: a.) current zoning of the site, b.) surrounding and adjacent zoning, c.) name of property owners who share a common lot line with the site, d.) ROW widths and pavement widths for adjacent roadways and alleys, e.) locations and dimensions of proposed and existing access points, f.) location and type of trash containment proposed, g.) types of existing and proposed ground surfacing/covering, h.) parking layout with dimensions and method of marking parking spaces, i.) existing and proposed drainage arrows and contour lines, j.) depictions of where drainage enters and leaves the site, and k.) existing driveways/accesses on the opposite side of all rights-of-way. 2.The Drainage Study submitted adequately addresses the drainage associated with the proposed development and I concur with its findings and recommendations. 3.The Drainage Study submitted discusses how the site will be graded and drain to a proposed detention pond and an outlet structure for the detention pond. The site plan drawing needs to show, via contours, how it will be graded to meet the recommendations in the Drainage Study. In addition, the detention pond needs to be shown, via contours, and the outlet structure. 4.As mentioned above, the access into the site needs to be shown with all appropriate dimensions. If a new access off College is being proposed, WYDOT will require an access permit. Based on the layout of the parking, it appears there might be a new access off College. WYDOT has a minimum spacing for access off College. Also, please be aware of the County requirements for access to a site (i.e., distance from property line, from a ROW, from another access, width of	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV Acknowledged Acknowledged Acknowledged Acknowledged

Permit Notes

access, radii for access, etc.).

5. Aerial images show an access off Storey Blvd that has been constructed in the past 2 years, was an access permit submitted to the County for approval for this access? This access needs to be shown on the site plan drawing.

Acknowledged

6. I would concur with a request for a waiver of a detailed Traffic Study given this type of business, historically, does not generate more than 200 trips/day.

Acknowledged

10/04/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer shall be addressed.</p> <p>2. Access permit applications through Public Works will be required. Call (307-633-4302) or email (permits@laramiecountyywy.gov) Public Works for more information.</p>	<p>MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV</p> <p>Acknowledged</p>
10/04/2023	10/04/2023	Application	PZ-23-00124	GENERAL	<p>WYDOT has the following comments:</p> <p>It is assumed from the site plan that the developer intends to use the existing alley access for this property. No additional access to College Dr. will be permitted.</p> <p>Developers and landowners should be aware that any work or presence in the right of way created by development/construction for this project will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications) and WYDOT District 1 Maintenance (access permits are with D1 Traffic). Utility owners, including governmental entities, will be responsible for the licensing and/or permitting of all utility facilities in the WYDOT right-of-way. Other work in the ROW can be approved through a temporary use permit. Permits (except for access permits) and licenses can be acquired by contacting Michael Elliott (Michael.Elliott@wyo.gov, 307-745-2123).</p>	<p>TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV</p> <p>Correct</p> <p>Acknowledged</p>
10/06/2023		Workflow	PLAN REVIEW BY BUILDING	GENERAL	<p>Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319.</p> <p>2021 IFC requires water supplies to be within 400' of all new buildings.</p> <p>Fire apparatus access roads required per IFC 2021 Section 503.</p> <p>Building permits shall be required for all new building construction.</p> <p>Laramie County has adopted the 2021 I-codes and the 2020 NEC.</p>	<p>DANIEL.PETERS@LARAMIECOUNTY.WY.GOV</p> <p>Acknowledged</p>

Garland Construction Company

PO Box 20146
Cheyenne, WY 82003

September 26, 2023

To whom it may concern:

I am Kip M Garland. I have owned and operated Garland Construction for the last 30 years, building primarily in Northern Wyoming in the Buffalo, Sheridan, and Gillette areas. In 2017 I moved to Cheyenne. Upon moving here, I began to look for investment property, buying two locations inside the city limits and one in Laramie County off of College.

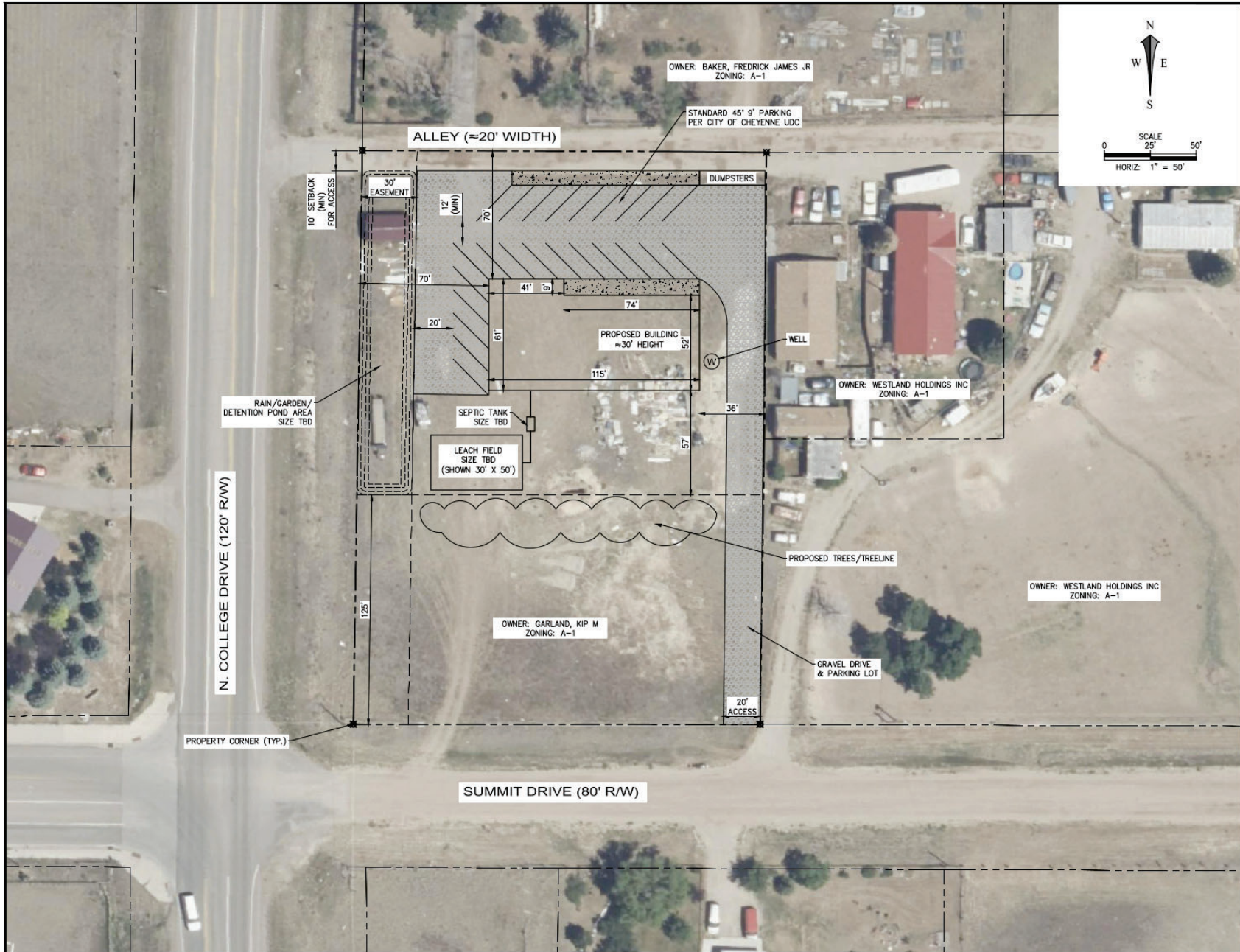
College and Summit are major roads here in Cheyenne. I purchased the property on the northeast corner of College and Summit with the hopes of putting my Construction Company shop on the property. As of today, I am working with ATR Landscaping company to provide them with a shop office. This shop office is the same shop office I originally proposed to be my own in 2021. The proposed shop office has a two-story office building on the west side with a 50 x 74 attached shop on the east side. It will be constructed of the highest quality materials for appearance and longevity. This shop would be similar to the shop office of Inman Roofing company located just north of my property. And I believe our traffic would be similar to Hol-a-Pet Inn LLC dog kennel located caddy corner to my property on College and Story. We will be operating off well water and a septic tank which are both available at that location.

I thank you in advance for your time and consideration on this project.

Thank You,



Kip M Garland
President



GARLAND CONSTRUCTION OFFICE

CRESTMOR: WEST 224' OF THE SOUTH 1/4 OF TRACT 29

SITE PLAN CONCEPT

PREPARED FOR:
KIP GARLAND



PREPARED BY: D R E W N
www.drown.net

D R A F T

10/27/2023
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT NO: 84-003
DESIGNED BY: CJW
DWG NO: SITE
SHEET NO: 4 of 12

RESOLUTION # _____

**A RESOLUTION FOR BOARD APPROVAL FOR A CONSTRUCTION SHOP AND
OFFICE USE, LOCATED ON THE WEST 224' OF THE SOUTH ½ OF TRACT 29,
CRESTMoor ADDITION, LARAMIE COUNTY, WY.**

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners have adopted the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Board Approval pursuant to section 1-2-100 of the Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with section 4-2-101 governing the A1 – Agricultural and Rural Residential Zone District.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application meets the criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-101 of the Laramie County Land Use Regulations governing the A1 – Agricultural and Rural Residential Zone District.

And the Board approves the construction shop and office use for the west 224' of the south ½ of Tract 29, Crestmoor Addition, Laramie County, WY, as shown on attached Exhibit 'A'.

PRESENTED, READ, PASSED, this _____ day of _____, 2023.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

RESOLUTION # _____

**A RESOLUTION FOR BOARD APPROVAL OF A SITE PLAN FOR THE GARLAND CONSTRUCTION, INC.
SHOP AND OFFICE LOCATED ON THE WEST 224' OF THE NORTH 1/2 OF TRACT 29, CRESTMOOR
ADDITION, LARAMIE COUNTY, WY.**

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners have adopted the Laramie County Land Use Regulations; and

WHEREAS,

this application meets the criteria for a Board Approval pursuant to Section 1-2-100 of the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Site Plan pursuant to Section 2-1-133 of the Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with Section 4-2-101 of the Laramie County Land Use Regulations governing the A1-Agricultural and Rural Residential Zone District.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application meets the criteria for a site plan pursuant to Section 2-2-133 of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with section 4-2-101 governing the A1-Agricultural and Rural Residential Zone District.

Therefore, the Board approves the site plan for Garland Construction, Inc., located on the west 224' of the south 1/2 of Tract 29, Crestmoor Addition, **Laramie County, WY, as shown on attached Exhibit 'A' and adopt the finds of fact a and b from the Staff Report.**

PRESENTED, READ, AND PASSED, this _____ day of _____, 2023.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office